

**Town of Kinderhook
Planning Board Workshop
3211 Church Street
Valatie, NY 12184
May 8, 2014**

Approved

Minutes

The Meeting of the Town of Kinderhook Planning Board was held on Thursday, May 8, 2014, beginning at 7:02pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Patrick Prendergast, Engineer
Chris Simonsen
Jake Samascott
William Butcher
Dale Berlin
Daniel Weiller
Guy Rivenburgh
Jason Graham
Nataly Dee, Secretary

Excused:

Peter Haemmerlein
Andy Howard, Town Attorney

Absent:

None

B. Correspondence

1. Review of Minutes:

March 20, 2014 – Meeting
April 10, 2014 - Workshop

Corrections noted to April 10, 2014, Workshop will be made prior to approval

C. Public Hearings – Scheduled for Thursday, May 15, 2014

1. 7:05pm – Mark Cebula & Margaret Zollo, 10 Hidden Acres Rd, Valatie, NY
(Tax Map ID# 13.-1-31.22) – Minor Subdivision/Lot Line Adjustment;
2. 7:15pm – Tal & Holly Rappleyea, 23 Fordham Road, Valatie, NY
(Tax Map ID# 32.-1-15.112) – Minor Subdivision;
3. 7:30pm – Glenn & Laura Herbert, 2 Mieske Rd, Kinderhook, NY
(Tax Map IDs: 54.-1-78) - Minor Subdivision/Lot Line Adjustment

D. Old Business

1. Henry Kazer: Major Subdivision - County Route 28, Valatie

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Mr. Kazer introduced himself and addressed the board. He provided the board with a brief description and history of the property noting that the family purchased the land in 1959, and it comprises about 80 acres. Further, Mr. Kazer stated that he currently maintains a rental property business which includes 5 houses on Route 28. He noted that he and his brother share ownership of the business and at this time his brother would like to divest his interests in the property. The application proposes to subdivide the front/southern section of the property into nine lots, 5 of which already have existing houses and create an additional four residential building lots. The lots vary in size from .5 acre to 3 acres, and there is one proposed to be a conservation subdivision of 16 acres. Overall, the proposal is to subdivide a total of 27 acres off of the main parcel. Mr. VanAlstyne has been retained as Land Surveyor, Mr. Bill Better as Attorney of Record, and Mr. Chad Lindberg as Engineer. Mr. Kazer noted that the County Highway Department has approved an additional two curb cuts on Route 28 in exchange for relinquishing two existing driveways. The deep well tests have been completed.

Mr. VanAlstyne addressed the board and distributed plans for the board's review. He noted that the private road accessing lot 4 was realigned to meet the entrance to Apple Tree Court. This design conforms to DOT standards regarding opposing entrances. Additionally, lot 5 was increased to over .5 acre. Mr. VanAlstyne indicated a series of notes on the cover sheet that address some of the issues previously addressed by the board, specifically noting the design of the road, maintenance of the road, etc. Specifications for the proposed private road to access 4 of the lots was taken from the Town Engineer's proposed, but not adopted, language regarding private roads. The matter of an additional emergency access road was discussed in detail. An easement would be enacted if the access were to be approved. Discussion turned to the proposed private road to access 4 of the lots; the specifics of which were discussed. Mr. Prendergast recommended crushed stone over crushed shale as indicated. Additional comments were made regarding the surfacing. Cross-sections, elevations, and drainage locations were also requested. Periodic dry wells should be used. The matter of culverts was addressed with note that the County would not require culverts. Mention was made of an Erosion and Sediment Control Plan and a Storm Water Permit. An application will have to be filed with DEC and an NOI filed. Department of Health approvals are still pending.

Further discussion of the merits and necessity of the proposed emergency access road ensued

2. Jay Ronald Wills: Zoning Change – Route 9, Valatie;

The board entered into a discussion of the number of properties that would be affected by a potential change. The matter was tabled pending further consideration.

3. John Brosen: Minor Subdivision

Mr. Brosen addressed the board. He reported that he has been attending to the issues addressed by the board. The Town Highway Department has been consulted for approval. Perc tests are pending. It was requested that contour lines be indicated on the plans as well as location of driveways and septic. Nathan Burls, Surveyor, is working on the project. The applicant informed the board that he would not be able to attend the meeting next week, however, he will return in June with additional information.

Brosen@berk.com

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E. New Business

None.

F. ZBA Opinions

None.

G. Liaisons

1. Village Planning Boards: Nothing to report at this time.
2. Town Board: Town Board meets next Monday.
3. NYSEG Project: The liaison will report next week.

H. Other

1. Public Comment

None.

A motion to adjourn was made by Mr. Samascott. Motion seconded by Mr. Simonsen. All in favor. Motion carried; meeting adjourned at 7:45pm.

Respectfully Submitted,

Nataly Dee, Secretary